

Hinman House Condominium Association

Managed by

Heil, Heil, Smart & Golee, Skokie, IL 60077

847-866-7400

Minutes of the December 20, 2017 Monthly Board Meeting

Convened: 7:12 pm

Present: *Board Members:* L. Forman, T. Homes, J. Rutigliano, R. Smith, H. Voeks, J. Yang. *Absent:* B. Lewandowski. *From Heil & Heil:* J. Taylor.

Minutes: The Board approved the minutes of the November 1, 2017 Monthly Board Meeting.

Treasurer's Report: The Board approved the October 31, 2017 Treasurer's Report and the November 30, 2017 Treasurer's Report.

The Period Ending	10/31/17
Monthly Income	\$47,455
Monthly Expenses	\$47,289
Bank Account	\$64,517
Financial Reserves	\$189,613
Window Replacement Loan Balance	(\$144,381)

The Period Ending	11/30/17
Monthly Income	\$48,282
Monthly Expenses	\$45,406
Bank Account	\$76,323
Financial Reserves	\$194,492
Window Replacement Loan Balance	(\$140,700)

The financial reserves currently include the special assessments collected for the window replacement project.

General Subjects and Management Report: A unit owner in arrears on a payment schedule is following that schedule. This unit owner will be current on payments by the end of the year. The Board granted a unit owner's request to install tile flooring with a

synthetic sound deadening underlayment and additional electrical outlets in a bedroom. The Board voted to have Heil and Heil renew our FHA certification for \$500. The certification lasts for two years. The effort to install video cameras in the elevators has been delayed but appears to be heading towards completion.

2018 Budget: The Board adopted the 2018 budget that was approved at the November meeting.

Riser Replacement Project: The Board approved a bid from Cahill Plumbing for \$36,850 for plumbing work on the 10/11 tier bathroom risers.

Bed Bugs: As reported in last month's minutes there were four units that could not be inspected in the October canine inspection due to excessive clutter. In addition to these units the dog handler reported that there were 20 units that were cluttered or odorous enough to cast doubt upon the effectiveness of the canine inspection. These unit owners will be apprised of this problem. If the units are still in such states at the next building-wide inspection, the units may be manually inspected at the unit owners' expense.

The owner of an infested unit will be charged for cleanup and inspection of the unit following the unit owner's move-out.

There was further discussion of changes to the Rules and Regulations regarding bed-bug infestation policies and procedures.

Violations: The Board approved a motion to have a three person committee investigate a noise complaint violation. This is a one-time expedient due to scheduling difficulties.

Adjourned: 8:30 pm

Recorded by:
Joe Rutigliano
Board Secretary